

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: April 22, 2010**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Dolores Cascella

Dorothy Waters

Hilary Silver

Robert Clarkin

JT. Taylor

Roger Giraud

Venuz Madrid Barbara Fields (Excused)

John Igliazzi

Nicholas Narducci

Eight members were present, constituting a quorum.

APPROVAL OF MINUTES (March 22, 2010)

Chairman Waldman called for approval of the March 22nd meeting minutes. Commissioner Silver moved approval of the minutes. Commissioner Cascella seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

RESIDENTS' COMMENTS

There were no resident comments.

CHAIRMAN'S REPORT

Board Retreat

Chairman Waldman handed out the agenda and stated that the board retreat begins next Friday at 3pm. He recommended that the Commissioners arrive earlier in order to be ready to start at 3pm. The PHA staff is giving most of the presentations. In addition a representative from the local HUD office will speak, and Paul Campbell, the author of the PHA history book, will give a presentation about the history behind the names of the various PHA properties.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

The report was presented by Commissioner Madrid to be entered into the record. [See the attached report.]

Budget, Finance & Audit Committee

Commissioner Giraud presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

The report was presented by Commissioner Silver to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the February and March Monthly Management Reports are included in the packets this month because last month's meeting was before the 15th of the month. Collections are good and occupancy is approximately 99%. All indicators are positive. Commissioners should feel free to contact the Executive Director at any time with questions.

Attention to Items in Board Packet

Each month one or more articles related to public housing are included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- An article from the Providence City News, the mayor's online newsletter, about the impact of the flooding in Olneyville along the Woonasquatucket River.**
- A HUD news release about the appointment of Richard A. Walega as New England Regional Director.**

- **A CLPHA update on the Choice Neighborhood's Initiative.**

SNAP (Supplemental Nutrition Assistance) Program

The Executive Director stated that the board members have in their packets a copy of a letter from the SNAP Program at the University of Rhode Island explaining the programs they are running in partnership with the PHA, including nutrition and exercise workshops.

Apeiron Institute for Sustainable Living MOU

The Executive Director stated that the Apeiron Institute is partnering with the PHA to provide 60 hours of job training for 20 residents on green weatherization techniques. The PHA will be providing classroom space, and Apeiron will be providing ongoing case management and assistance with job development.

Sherwin-Williams Painter Training Program

The sixth group of 12-15 residents and Section 8 recipients has just completed the Sherwin-Williams Painter Training Program at the PHA.

This was an ambitious and enthusiastic group. Two of the participants, one from Manton Heights and one from Dexter Manor, will be starting a resident painting business. The PHA will help them capitalize the company, and the Capital Good Fund will be providing business management training. In the interim the PHA will hire them as painter's apprentices to give them more practical experience, although one of them did run a painting business in the past. Once the company is set up they will hire other graduates of the painter

training program, and the PHA will hire them to do some of the unit turnovers each year. We will also refer them to other housing authorities and owners of privately owned Section 8 developments.

Board of Commissioners Retreat

The Executive Director stated that the HUD Regional Administrator will be unable to attend the retreat, he is attempting to get a representative from HUD who will attend and most likely speak about the Neighborhood Choice Program and Transitional Housing. On Sunday morning Robert Solomon will give a presentation on the status of the bond market. Another presentation will be offered by Paul Campbell who will speak about how each of the developments were named. Other sessions we plan to include will cover the housing market, crime data, what's new at HUD, a day in the life of a housing manager, and a public policy exercise using the Prisoner Re-entry Program as an example.

Youth Police Initiative Update

The Executive Director stated that the PHA is very pleased that the Providence Police Department has stepped forward to sponsor not only the recent Youth Police Initiative program at Chad Brown, but also another at Manton Heights. They are also picking up the tab for the \$25,000 cost for the facilitator at the Chad Brown recreation center.

Grants Update

The Executive Director stated that the PHA has received over \$109,000 from a city Community Development Block Grant for after school programs. We have received a grant from the state for \$94,000 for a solar project at Carroll Tower, with panels on the side of the building that will track the sun. Another grant has also been received from the city for \$30,000, unfortunately not the \$50,000 we asked for, that will be used as a partial match for the solar project at Carroll as well. To complete the project we will partner with Ameresco, and they will receive a tax credit for the funds that they contribute.

Today Paul Campbell hand delivered two grants to the State energy office in Rhode Island Housing applying for \$1 million for new windows at Dominica Manor and \$396,000 to insulate all 198 units at Chad Brown with Aerogel insulation.

Operating Subsidy

The Executive Director stated that the PHA does not send a budget to HUD as in the past. Instead the Operating Subsidy calculation is submitted in nine sections, with one for each AMP. Then at some time during the year HUD will inform us of the percentage of the Operating Subsidy that we will actually receive. If we were to receive 100% it would be roughly \$600,000 more than last year. However, we are preparing for an 88% to 90% proration. This will enable us to increase our operating reserve.

Presentation: Security Operations Report

The Executive Director introduced John Costa, Security Operations Manager, to present information about the activities of the security department during FY 2009. [See the attached presentation.]

Status Report: Capital Fund Program/CFFP

The Executive Director stated that we are in full construction mode at all developments at this time. Contracts were signed two weeks ago for \$1.3 million for Admiral Terrace, \$1.4 for Chad Brown, over \$1.045 million at Hartford Park, and also over \$1.15 million at Manton Heights for Phase II site improvements. The boiler room at Chad Brown has recently been renovated to accommodate the two new co-generation units after the removal of the old boilers. This will enable the PHA to generate power for our own use and sell some back to the utility company, resulting in even more savings.

The Executive Director presented a short slide show highlighting the progress of the various projects throughout the PHA properties. [See the attached presentation.]

RESOLUTION(S)

Resolution #4188

Resolution approving the new Flat Rent Determination. Commissioner Giraud moved approval with Commissioner Clarkin seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution

passed.

Resolution #4189

Resolution authorizing the submittal of the Operating Subsidy to HUD. Commissioner Taylor moved approval with Commissioner Clarkin seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Clarkin which was seconded by Commissioner Cascella, to adjourn the meeting at 6:08 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director